

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, May 25, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt (arrived at 2:14 and departed at 3:00), K. Rawn

Others present: G. Padick, Director of Planning

I. Call to Order

Chairman Beal called the meeting to order at 2:02 p.m.

II. Minutes

4-27-10- Favretti MOVED, Rawn seconded that the 4-27-10 Minutes be approved as distributed. MOTION PASSED UNANIMOUSLY.

5-11-10- The draft minutes were distributed and tabled until the next meeting.

III. Consideration of potential fall 2010 revisions to the Zoning Regulations/Zoning Map

Padick related that the focus of the meeting would be on potential zone changes and any associated regulation revisions. Making direct reference to the current Zoning map and the Planned Development Areas map from the 2006 POCD, the following potential rezonings were discussed:

A. Institutional Zone/RDLI Zone

Padick pointed out that State owned land between UConn's developed Storrs campus area and Route 44 is still zoned Research and Development/Limited Industrial (RDLI). This zone was created in association with the Connecticut Technology Park project and is no longer appropriate for this State owned land. He also noted that State land between Dog Lane and Willowbrook is zoned RAR-90 but contains two dormitories, the Bishop Center and UConn's President's House. After discussion it was decided to propose rezoning both the RDLI zone and the State land North of Dog Lane to Institutional. Padick also agreed to revisit the current permitted use provisions for the Institutional zone with a particular focus on uses identified for UConn's North Campus. The North Campus area could be developed in association with a planned extension of North Hillside Road which could occur in 2011.

B. King Hill Road Area

Padick pointed out that currently approximately 20 acres of land along North Eagleville and King Hill Roads are zoned Planned Business, but the 2006 Plan of Conservation and Development recommends a Neighborhood Business/Mixed Use zone. Noting that this area is immediately adjacent to the UConn Campus, committee members indicated their support for higher density multi-family housing which currently is not authorized in existing neighborhood business zones. It also was noted that commercial uses should be oriented toward serving the UConn campus area and not be of a size and scale that could conflict with commercial initiatives for the Storrs Center and Four Corners areas. Padick noted that a new zone would need to be established with separate permitted use provisions and appropriate references throughout the Zoning Regulations. Committee members supported Padick's work on this rezoning proposal.

C. **Four Corners Area**

Padick and Rawn briefly updated the other Committee members on the current status of the Four Corners sewer and water initiative. It was agreed that the existing Zoning for the planned sewer and water service area need to be reviewed and that if public sewer and water becomes available, permitted uses need to be revised to allow higher density commercial and residential development. Special Design Guidelines for the area also need to be considered. After discussion, it was agreed to postpone working on this issue until additional progress has been made on providing public water and sewer.

D. **Area east of Storrs Road south of Willimantic Water Works**

Padick noted that the 2006 Plan of Conservation and Development recommends Professional Office/Mixed Use Zoning for land between Riverview Road and the Willimantic Water Works property adjacent to the Willimantic Reservoir. Noting that the Plan indicates that this area should be developed as a unified project and that there currently are 6 or 7 separate parcels with single family homes in this area, it was agreed not to initiate any rezoning at this time.

E. **Planned Business area along Route 32 and Route 31**

Padick noted that an area along the easterly side of Route 32 south of Mansfield Auto Parts is zoned RAR-90 but designated in the 2006 Plan as Planned Business. After discussion, it was agreed that any rezoning of this area should be initiated by the subject property owners. This approach was supported due to the existence of two small lots in this area and a desire to promote coordinated development and not lot by lot development.

F. **Village Area Zoning**

Padick noted that numerous village areas are identified in the Plan of Conservation and Development and the Plan recommends consideration of special village zoning to help protect the character of these areas. It was noted that all or part of three of the designated village areas have protection through the Historic District Commission and that some of the village areas no longer have special character or have little or no undeveloped land. It was agreed that members would review the identified village areas with an orientation toward selecting one or more for consideration of special village zoning. Current statutory provisions for village zoning also need to be reviewed further.

IV. **Review of Potential Regulation Revisions**

Padick related that in association with his work on a regional effort to promote healthy communities, he planned to review subdivision and zoning Regulations with respect to walkway, bikeway and trail improvement requirements. Committee members expressed support for this initiative and it was generally agreed that in areas designed for development and for areas adjacent to schools, parks and public facilities, walkway/bikeway/trail improvements should be required unless specifically waived. Padick agreed to add this issue to the listing of higher priority regulation revisions that may be considered at fall 2010 public hearings.

V. **Future Meetings**

After discussion it was agreed to postpone the next committee meeting until July. As appropriate, Padick agreed to email information and any draft regulations to Committee members prior to the next meeting.

VI. Adjournment

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Katherine Holt, Secretary